

**SUB05062021-006044**  
**Subdivision Amendment**  
**9471 S. 700 E.**

PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT

SANDY MALL SUBDIVISION 2  
AMENDING LOT 1, SANDY MALL SUBDIVISION

LOCATED IN  
NE 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, UTAH

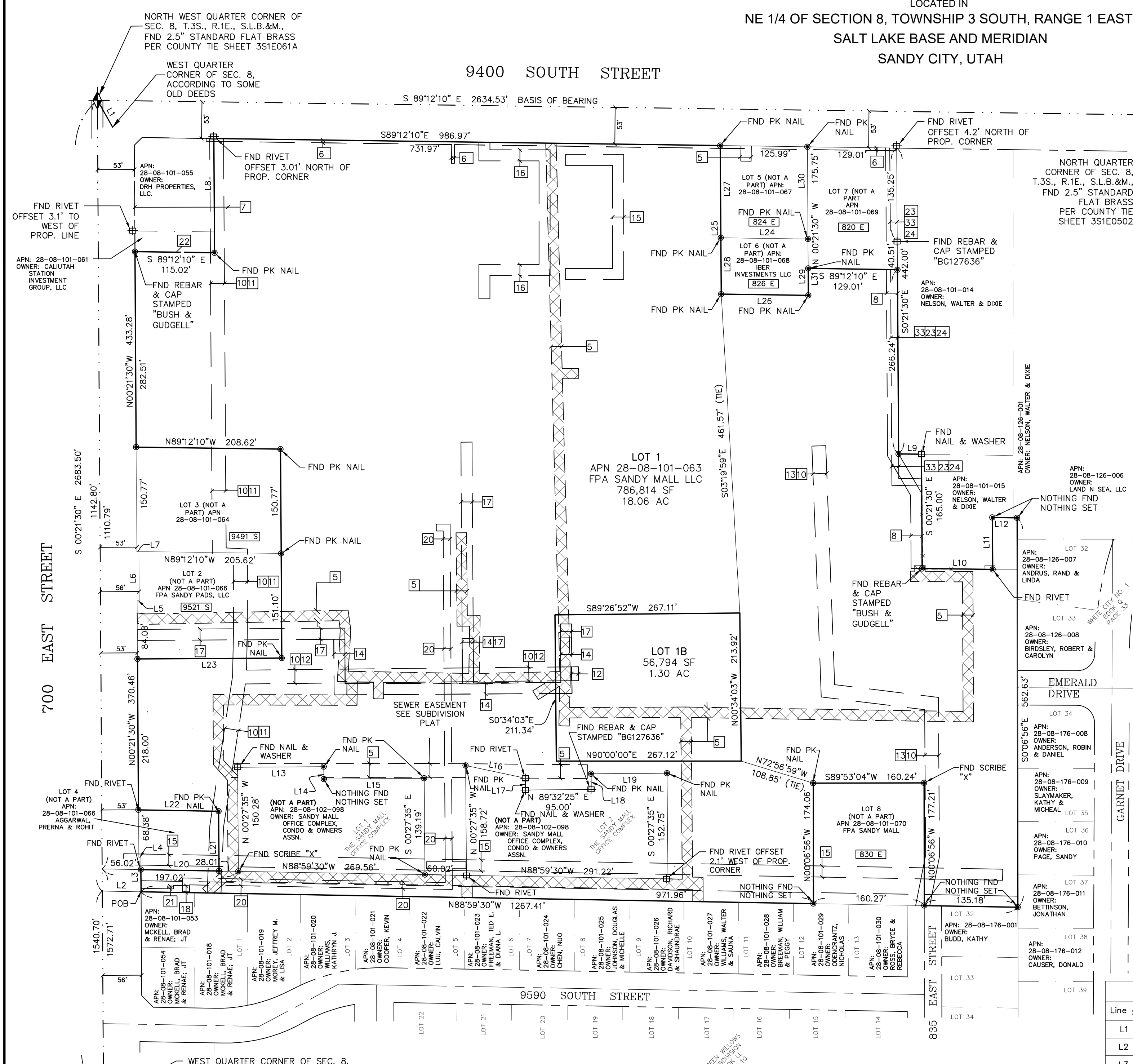
EASEMENT NOTES

- 1. MATTERS AS SHOWN AND/OR SET FORTH ON THE PLAT OF SANDY MALL SUBDIVISION, FILED FOR RECORD MAY 23, 2016 AS ENTRY NO. 12284382 IN BOOK 2016P AT PLATS PAGE 113, OFFICIAL RECORDS, AS FOLLOWS:
A. 15' WATERLINE EASEMENT
B. SEWER EASEMENT (AS SHOWN)
2. RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES...
3. EASEMENT AGREEMENT, BY AND BETWEEN MARIEMONT HOLDINGS, LLC AND CHEVRON U.S.A. INC. DATED SEPTEMBER 5, 1979 AND RECORDED OCTOBER 10, 1979, AS ENTRY NO. 3348509, IN BOOK 4961, AT PAGE 537.
4. EASEMENT AGREEMENT, BY AND BETWEEN MARIEMONT HOLDINGS, LLC AND CHEVRON U.S.A. INC. RECORDED APRIL 10, 1997 AS ENTRY NO. 6616190 IN BOOK 7640 AT PAGE 746.
5. AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 14, 2021 AS ENTRY NO. 13534132 IN BOOK 11099 AT PAGE 3446. (AS SHOWN)
6. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES...
7. RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES...
8. EASEMENTS IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT AS RESERVED IN THAT CERTAIN PARTIAL ABANDONMENT OF EASEMENT RECORDED JULY 15, 1988 AS ENTRY NO. 4650494 IN BOOK 6047 AT PAGE 1572. (AS SHOWN)
9. EASEMENT SANDY MALL - MAIN LINE IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, A BODY POLITIC OF THE STATE OF UTAH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES...
10. EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, A BODY POLITIC OF THE STATE OF UTAH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES...
11. EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, A BODY POLITIC OF THE STATE OF UTAH TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND INCIDENTAL PURPOSES...
12. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES...
13. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES...
14. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES...
15. EASEMENT IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND INCIDENTAL PURPOSES...
16. EASEMENT AGREEMENT IN FAVOR OF US WEST COMMUNICATIONS, INC., A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND INCIDENTAL PURPOSES...
17. EASEMENT AGREEMENT IN FAVOR OF QWEST CORPORATION, A COLORADO CORPORATION TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES AND INCIDENTAL PURPOSES...
18. MEMORANDUM OF EASEMENT IN FAVOR OF VERIZON WIRELESS (VZW) LLC D/B/A VERIZON WIRELESS, DATED JUNE 6, 2011 AND RECORDED JULY 14, 2011, AS ENTRY NO. 11212164, IN BOOK 9936, AT PAGE 6688. (AS SHOWN)
19. MEMORANDUM OF EASEMENT IN FAVOR OF VERIZON WIRELESS (VZW) LLC D/B/A VERIZON WIRELESS, DATED JUNE 6, 2011 AND RECORDED AUGUST 15, 2011, AS ENTRY NO. 11227962 IN BOOK 9943, AT PAGE 2232. (AS SHOWN)
20. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LENS PROVIDED FOR IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANTS OF EASEMENTS FOR SANDY MALL SUBDIVISION RECORDED SEPTEMBER 29, 2016 AS ENTRY NO. 1237304 IN BOOK 10482 AT PAGE 2005, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (SAME AS PARCEL 1B)
21. AMENDED SEPTEMBER 27, 2017 AS ENTRY NO. 12624604 IN BOOK 10602 AT PAGE 7913. (BLANKET IN NATURE OVER COMMON AREAS)
22. ENVIRONMENTAL COVENANT RECORDED APRIL 22, 2020 AS ENTRY NO. 13249758 IN BOOK 10931 AT PAGE 2418. (BLANKET IN NATURE)
23. NOTWITHSTANDING THOSE ITEMS DESCRIBED HEREIN ABOVE, THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, (MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (ALTA) AMERICAN LAND TITLE ASSOCIATION AND (NSPS) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.
NOTE: ITEMS 1-4, AND 27-31 ARE NOT APPLICABLE

SANDY CITY GENERAL NOTES

- 1. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
2. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
3. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
4. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.
THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-4 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-6-15-4433) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS ADEN APPROVALS RELATING TO THE SUBJECT PROPERTY.

Parcel Line Table with columns: Line #, Direction, Length. Lists 16 lines with their respective measurements.



LEGEND: SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT), SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS I, RING & LID), SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP), FOUND 5/8" REBAR AND PLASTIC CAP (STAMPED BUSH & GUDGELL), UNLESS OTHERWISE NOTED ON THE PLAT. SECTION LINE, CENTER LINE, BOUNDARY LINE, PROPERTY LINE, EXISTING RIGHT-OF-WAY LINE, EXISTING EASEMENT LINE (SEE EXISTING EASEMENT NOTES), WATERLINE EASEMENT (SEE SUBDIVISION PLAT, NOTE 4, SHEET 1 OF 4), APPROXIMATE LOCATION EXISTING WATERLINE SEE SUBDIVISION PLAT NOTE 4 AND 5, SHEET 1 OF 4, EXISTING BUILDING.

PROJ. #: FF21050-04  
DRAWN BY: DBA  
CHECKED BY: DTM  
SHEET 1 OF 3

COMCAST CABLE  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

CENTURY LINK  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

SANDY PARKS & REC  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

ROCKY MOUNTAIN POWER  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

SANDY SUBURBAN IMPROVEMENT DISTRICT  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

QUESTAR GAS CO.  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

CivilScience  
Engineers / Surveyors / Solutions  
3160 WEST CLUBHOUSE DRIVE  
LEHI, UT 84043  
801.768.7200

FFKR

PLANNING COMMISSION  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

PUBLIC UTILITIES DEPARTMENT  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL  
APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
BY: \_\_\_\_\_

CITY ENGINEER  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
DATE \_\_\_\_\_ SANDY CITY ENGINEER \_\_\_\_\_

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_ 20\_\_  
SANDY CITY ATTORNEY \_\_\_\_\_

SANDY CITY MAYOR  
PRESENTED TO SANDY CITY THIS \_\_\_ DAY OF A.D. 20\_\_ AT WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_

SANDY MALL SUBDIVISION 2  
AMENDING LOT 1,  
SANDY MALL SUBDIVISION  
LOCATED IN  
NE 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, UTAH  
SHEET 1 OF 3  
COUNTY RECORDER  
RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_  
SALT LAKE COUNTY RECORDER

SURVEYOR'S CERTIFICATE  
I, DAVID MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND A ROAD DEDICATION, AND THAT SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.  
DAVID T. MORTENSEN, P.L.S.  
3-23-2021  
03-31-23  
PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION  
LOTS 1, SANDY MALL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, RECORDED MAY 23, 2016 AS ENTRY NO. 12284382 IN BOOK 2016P AT PAGE 113.

TOGETHER WITH: BENEFITS, EASEMENTS AND PARKING RIGHTS CONTAINED IN THAT CERTAIN RESTRICTIVE COVENANTS, EASEMENTS AND MAINTENANCE AGREEMENT RECORDED MARCH 18, 1988 AS ENTRY NO. 6895235 IN BOOK 7913 AT PAGE 635 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

OWNERS DEDICATION  
KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

SANDY MALL SUBDIVISION II  
AMENDING LOT 1, SANDY MALL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_ DAY OF \_\_\_ 20\_\_

BY: \_\_\_\_\_

CORPORATE ACKNOWLEDGEMENT  
STATE OF \_\_\_\_\_ } (SS)  
COUNTY OF \_\_\_\_\_  
ON THE \_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER IN BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NAME, NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NARRATIVE  
THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION IN PARCEL OF LAND AS SHOWN ON PLAT LOCATED IN SANDY CITY, SALT LAKE COUNTY. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, T.3S., R.1E., S.L.B.&M., BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SAID SECTION, SHOWN HEREON AS S89°12'10".

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE, INC. FOR REVIEW AND CONSIDERATION.

SANDY MALL SUBDIVISION, RECORDED MAY 23, 2016, AS ENTRY NO. 12284382, IN BOOK 2016P, AT PAGE 113.  
ALTA SURVEY DATED 1-5-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162164  
ALTA SURVEY DATED 1-4-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162165  
ALTA SURVEY DATED 1-3-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162166  
ALTA SURVEY DATED 1-3-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162167  
ALTA SURVEY DATED 1-6-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162168  
ALTA SURVEY DATED 1-9-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162169  
ALTA SURVEY DATED 1-3-17, PREPARED BY BUSH & GUDGELL, INC. AS FILE NUMBER 162170  
ALTA SURVEY DATED 12-12-19, PREPARED BY CIVIL SCIENCE, AS FILE NUMBER FF19050.59  
ALTA SURVEY DATED 2-25-21, PREPARED BY CIVIL SCIENCE, AS FILE NUMBER FF21050.04

NOTES  
1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/NSP TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE DEPTH CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.